

6+ Bedroom House for Sale in Limassol - Agia Fyla

Resale Property | NO VAT | Sea View | Prime Location | High Quality Materials | Quiet Neighborhood

Situated in the prestigious area of Ayia Fyla, and standing on a generous 646m2 elevated Corner Plot, this modern villa offers breathtaking City & Sea views and a comfortable living experience. The property spans 483m² of unique internal areas, 76m2 of covered verandas, 263m2 of uncovered verandas, surrounded by 136m2 of beautifully landscaped green areas. The property spans on 3 levels including 6 bedrooms, 4 bathrooms, an aquarium, a glass tunnel elevator and a large swimming pool.



Ground Floor: The ground floor houses a ...

Property Info

Covered Area	559
Covered Veranda	76
Uncovered Veranda	263
Total Number of Floors	3
Furnishing	Furnished
Floor Type	Hardwood
Heating	Central Heating, Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

Location

Plot / Area Info

Plot area	646
Pool	Private, Yes
Parking	Covered, Yes

Additional info

Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	4
View	City view, Sea view

- Air Conditioning
- Alarm
- Balcony
- BBQ zone
- Elevator
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Storage room

Location: Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.72035 / 33.02398**

Price: €2 800 000 + VAT

VAT for this property is **€426,812** or **€532,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€108 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€5 009.00/m²		

Price change history

€2 800 000 on Apr 27, 2025











